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R.M.C.

BOOK 1507 PAGE 611

MORTGAGE

THIS MORTGAGE is made this 11th day of July, 1980, between the Mortgagor, Dennis C. Schrage and Floy L. Schrage (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

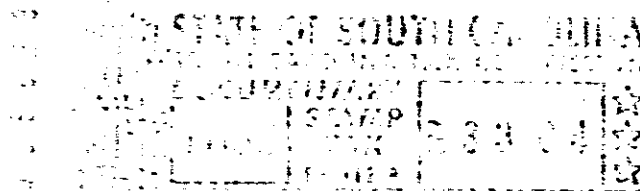
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Two Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land with the improvements thereon situate, lying and being on the Southwest side of Botany Road near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 67 on plat of Sector II of Botany Woods recorded in the R.M.C. office for Greenville County in Plat Book QQ, Page 79 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Botany Road at the joint front corner of Lots 66 and 67 and runs thence along the line of Lot 66 S. 76-50 W., 186.6 feet to an iron pin; thence S. 3-43 E., 82.5 feet to an iron pin; thence along the line of Lot 68 N. 88-10 E., 194.5 feet to an iron pin on the Southwest side of Botany Road; thence along Botany Road N. 5-35 W., 60 feet to an iron pin; thence still along Botany Road N. 11-48 W., 60 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Philip A. Snell and Joyce J. Snell recorded in the R.M.C. Office for Greenville County on July 4th, 1980, in Deed Book 1129, Page 76.



REC'D JUL 14 PM 1980

which has the address of 106 Botany Road, Greenville, South Carolina (herein "Property Address");
(Street) (City) (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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